

SURVEYOR'S NOTES

- The purpose of this plat is to create three lots.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
- The recording of this subdivision voids, vacates and supercedes the recording of part of lot # 353 on the Map of Richland Realty Company, West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- No Portion of this property is located in areas designated as a flood hazard area as depicted on FEMA FIRM panel 47037C0214F, effective date of April 20, 2001.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
- Property is Currently Zoned RS7.5; building setbacks determined by Metro Zoning Ordinance.
- This Property is located in the 24th Councilmatic District of Davidson County Tennessee.
- Individual water & sanitary sewer service lines are required for each lot.
- Any excavation, fill or any disturbance of existing ground elevation must be done in accordance with stormwater management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- A 20' public utility and drainage easement shall dedicated along the frontage of Westlawn Drive.
- Driveway culverts to be sized per the Design Criteria set forth by the Metro Stormwater Manual. Minimum driveway culvert in Metro R.O.W. shall be 15" diameter metal or concrete.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- A Pressure reducing valve is required on the customer side of the meter when water pressures exceed 100 psi and a PRV is required on the street side of the meter when pressures exceed 150 PSI.

CERT. OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown hereon as evidenced in Instrument No. 20041005 0119978 (R.O.D.C.), and that we hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission.

Owners: Katherine & Brandon Waymire

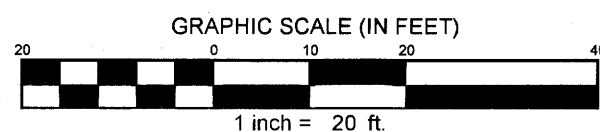
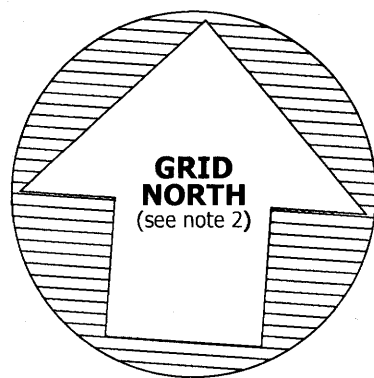
Date

CERT. OF OWNERSHIP & DEDICATION

I hereby certify that I am the owner of the property shown hereon as evidenced in Instrument No. 00007978 0000480 (R.O.D.C.), and that I hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission.

Owners: Shirley K. Carpenter

Date

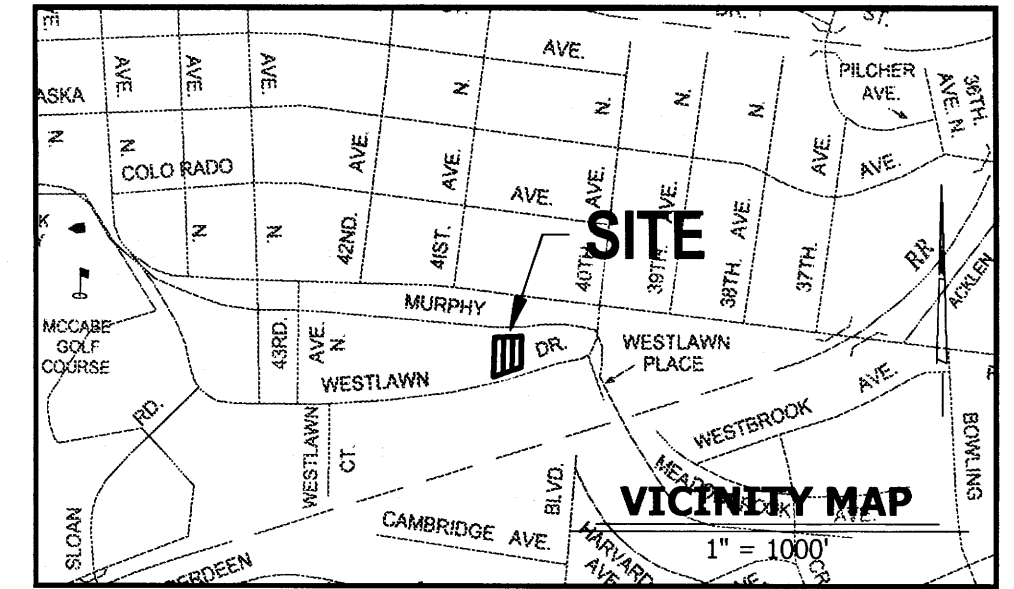
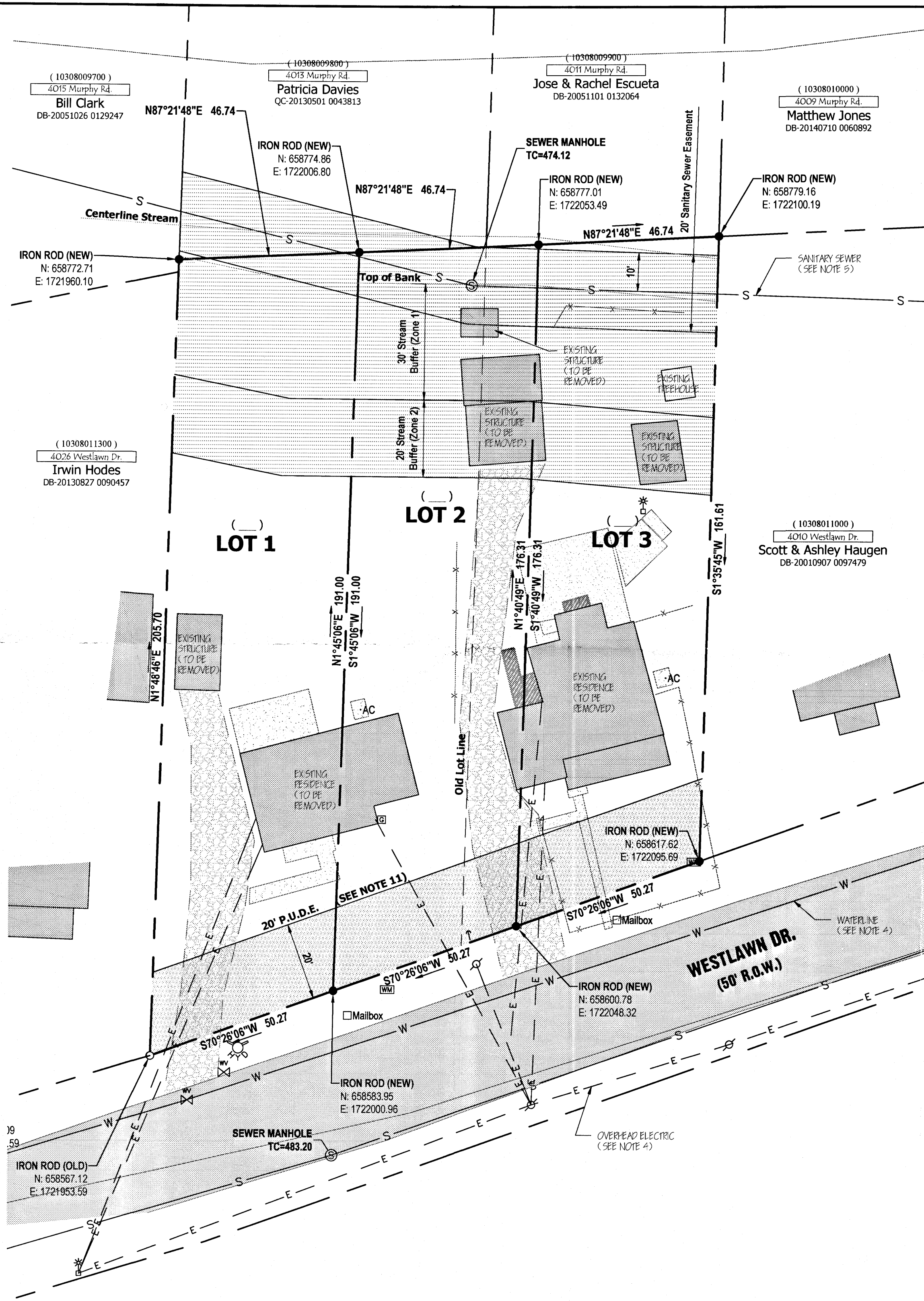


COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee

Name

Date



TOTAL AREA: 25,743 S.F. or 0.591 AC ±
LOT 1 AREA: 9,265 S.F. or 0.213 AC ±
LOT 2 AREA: 8,581 S.F. or 0.197 AC ±
LOT 3 AREA: 7,897 S.F. or 0.181 AC ±

SUBDIVISION # **RECORD**

2016S-___-___

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

By: **Chris L. Vandegrift**

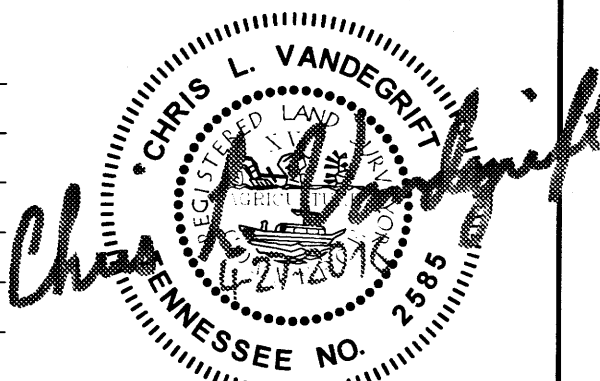
TN R.L.S. NO.: **2585**

DATE: **4/26/16**

REV.: **-**

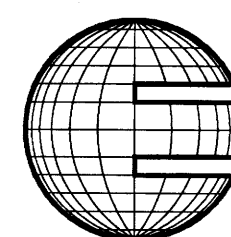
REV.: **-**

REV.: **-**



RE-PLAT OF
PART OF LOT # 353
RICHLAND REALTY COMPANY
WEST LAWN SUBDIVISION

24th Council District
Nashville, Davidson County, Tennessee



CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
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